



## CITY OF LODI

## COUNCIL COMMUNICATION

**AGENDA TITLE:** Request for Water and Storm Drainage Service for a Portion of Parcel Number 027-040-33 (1313 East Highway 12, Lodi)

**MEETING DATE:** October 7, 1992

**PREPARED BY:** Public Works Director

**RECOMMENDED ACTION:** That the City Council discuss the request and take the appropriate action.

**BACKGROUND INFORMATION:** The City Council received the attached letter from the Lodi Church of God (Seventh Day) on the north side of Kettleman Lane requesting water and **storm** drainage service for a portion of parcel number 027-040-33. According to staff's conversations with Jeffrey Kirst of KCF Real Estate, the church wishes to purchase approximately three acres for a future church site. It is their current plan to be annexed to the City before their church is actually built and before they would be using City water and storm services. Since the land is presently not within the City limits, they have approached the County for a use permit and par-map. To obtain these, they need a letter from the City authorizing water and drainage service. If Council grants approval and for some reason they wish to build prior to annexation, the City would be obligated to provide service.

The existing water and storm lines are shown on the attached map. Water service will require a Kettleman Lane crossing and storm service will require crossing the parcel located to the west or installation of a line in Kettleman Lane. Any work in Kettleman Lane will require Caltrans approval.

Staff has no problem with the utility service request. However, there is some concern over the proposed layout of the parcel. Staff has discussed these concerns with Mr. Kirst as it affects the master planned collector street north of Kettleman Lane. We will continue to work with him and the other property owners in the area to resolve the street location.

In the meantime, if Council wishes to approve the request, the following conditions are recommended:

- 1) That rates for utility service outside the City limits apply.
- 2) That the applicant prepare all necessary plans for the needed improvements, install the improvements and pay all impact fees and charges for service in conformance with City Design and Construction Standards and development requirements.

APPROVED: \_\_\_\_\_

  
THOMAS A. PETERSON  
City Manager

recycled paper

CC-1

Request for Water and Storm Drainage Service for a Portion of  
Parcel Number 027-040-33 (1313 East Highway 12, Lodi)  
October 7, 1992  
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- 3) That the applicant agree to connect to the City sewer system upon request and pay all applicable fees and charges for service.
- 4) That the parcel map creating the parcel be formally reviewed by the Planning Commission.

FUNDING: None required.



Jack L. Ronsko  
Public Works Director

Prepared by Richard C. Prima, Jr., Assistant City Engineer

JLR/RCP/lm

Attachments

cc: Lodi Church of God (Seventh Day)  
Jeffrey Kirst

POST OFFICE BOX 1718 LODI, CALIFORNIA 95241-1718 PHONE (209) 368-1000

August 25, 1992

Mrs. Alice Reimche, City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, California 95240

**RECEIVED**

AUG 25 1992



Dear Mrs. Reimche:

I am hereby requesting that you place on the next available City Council agenda my request to receive contract water service and contract storm drainage service from the City for a portion of parcel number 027-040-33. The Church will be filing an application for a use permit under the County planning ordinance for a Church site on this property. After the use permit has been granted the Church will parcelize the property and begin to arrange financing for the construction of permanent Church facilities.

As you know, this property is a peninsula of county property surrounded by the City and is slated to have full City services very soon as the City staff has already received numerous requests for annexation for all the properties along the north side of Kettleman Lane east of Lower Sacramento Road.

I have included a location map and parcel map for staff to review the area. If you have any question regarding this request, please contact myself at 334-6263 or Jeffrey Kirst of KCF Real Estate, His phone number is 334-0670.

Sincerely,

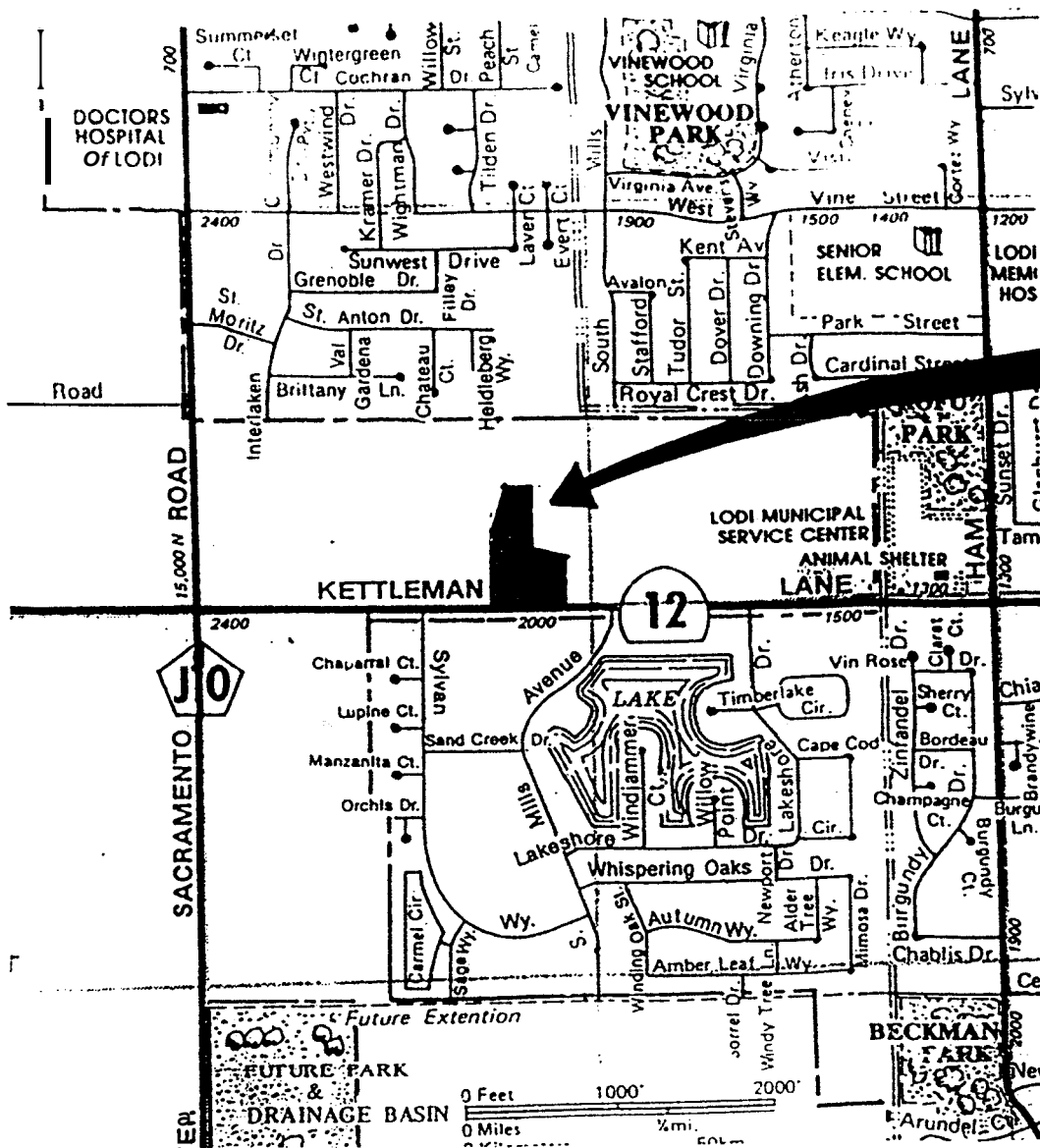
A handwritten signature in cursive script, appearing to read "Michael Reuscher".

Michael Reuscher  
Chairman of the Board

cc: Jack Ronsko

LOREN STACY, PASTOR

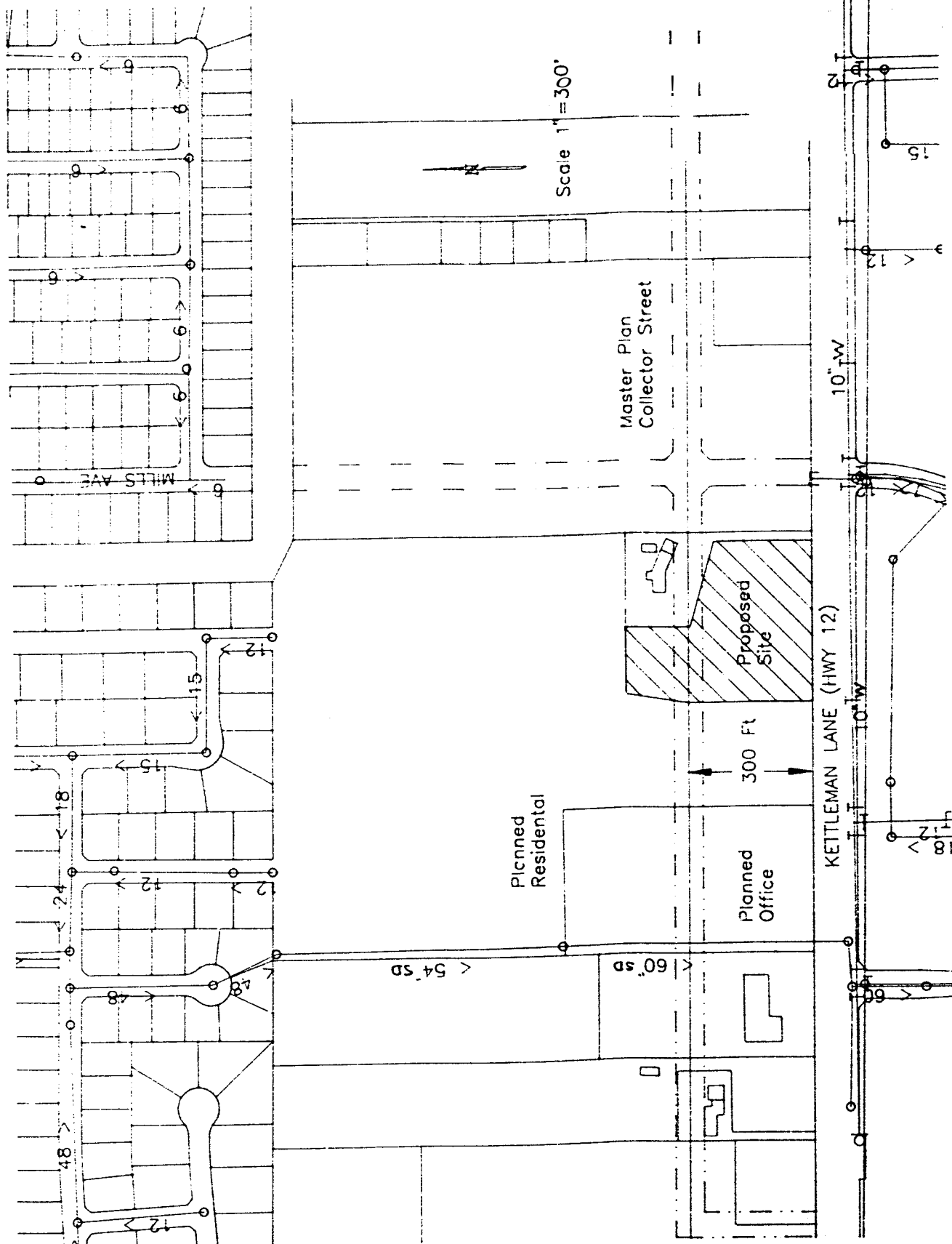
**CHURCH OF GOD  
(Seventh Day)**



PROPERTY  
LOCATION

VICINITY MAP

SCALE: 1" = 1/4 MILE ±



CITY COUNCIL

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

CITY OF LODI

CITY HALL 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

THOMAS A. PETERSON  
City Manager

ALICE M. REIMCHE  
City Clerk

BOB McNATT  
City Attorney

September 29, 1992

Lodi Church of God (Seventh Day)  
Attn: Michael Reuscher  
Chairman of the Board  
P. O. Box 1718  
Lodi, CA 95241-1718

SUBJECT: Request for Water and Storm Drainage Service for a Portion of  
Parcel Number 027-040-33 (1313 East Highway 12, Lodi)

Enclosed is a copy of background information on an item that will be  
discussed at the City Council meeting on Wednesday, October 7, 1992,  
at 7:30 p.m. The meeting will be held in the City Council Chamber,  
Carnegie Forum, 305 West Pine Street. You are welcome to attend.

If you wish to communicate with the City Council, please contact Alice  
Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Richard Prima or me  
at (209) 333-6706.



Jack L. Ronsko  
Public Works Director

JLR/lm

Enclosure

cc: City Clerk

**CITY COUNCIL**

JAMES W. PINKERTON, Mayor  
PHILLIP A. PENNINO  
Mayor Pro Tempore  
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THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

September 29, 1992

Mr. Jeffrey Kirst  
KCF Real Estate  
P. O. Box 1259  
Woodbridge, CA 95258

**SUBJECT:** Request for Water and Storm Drainage Service for a Portion of  
Parcel Number **027-040-33 (1313 East Highway 12, Lodi)**

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Enclosure

cc: City Clerk